

Jeff Rygiewicz (Northside Automotive Services LLC)
4282 Acker Road
Madison WI 53704
(608) 244-6755

To: Dane County Zoning
RE: Public Hearing for Rezoning of 4281 Acker Road (0810-084-9680-3) (0180-084-9688-5) Petition
11931 CUP 2590

First off to be clear I am very pro business and have worked or owned property on Acker Road for more than 40 years. I think Acker Road is a great area for all aspects of the Automotive business. Madison Auto Recycling has been a great addition to the automotive services offered on Acker Road. I do think the automotive recycling portion of the Madison Auto Recycling is a perfect match for the property at 4281 Acker Road. However I do have concerns about a full Type 1 Salvage operation on such a small parcel of land that is already consumed by the large building on the parcel. Here are a few of my concerns listed below.

1. Just months ago we rezoned a parcel just 200 yards of 4281 for a full salvage operation. (ZB Salvage and Recycling)
2. We also have 5 residential properties on this block of Acker road that most are in view of the proposed salvage operations. 2 of the five owners of residential dwellings have recently deceased. John Sherman 4287 Acker Road and Burdette Phillips 4296 Acker Road and are not able to oppose this change.
3. Water run off and contamination as we all have wells on Acker Road.
4. I am obviously concerned about property values being as I am directly across the street of the proposed salvage operation and I am on a hill that directly overlooks the proposed site.
5. I have had some of my customers comment about the appearance of the proposed property since Leafguard/ Larsons Home Services have left and Madison Auto Recycling has moved in. I am also concerned about negative affect of my business if property curb appeal is not addressed as partially dismantled cars and trucks can be unsightly so close to the road.
6. The business currently has poor signage which leads to some of Madison Auto Recycling customers to drive into my property search around, stop or park to text or call and then drive across the street and park . Not a big deal but Madison Auto Recycling becoming a full retail operation could lead to excessive traffic on my property.
7. I am also concerned that The operator of Madison Auto Recycling has only had his business in this location for several months and does not own the property. So by not owning the property or having been a longer term tenant of our neighborhood may not have the long term interest of this locations value or reputation.

In summary at this time I would oppose the rezoning and the conditional use permit. I think that Madison Auto Recycling's recycling operation is perfect for this location and there is not enough real estate on this parcel to have a type 1 salvage yard. I do feel that a type 2 salvage permit (application MV3185) would be a better option. This would allow for Madison Auto Recycling to dismantle and sell parts but all dismantling and parts storage would be indoors. \

Sincerely appreciate your considering these concerns. Jeff Rygiewicz 3/1/2023